

STATINTL

Approved For Release 2001/07/16 : CIA-RDP78-04983A000300030018-4

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SUPPLEMENTARY GENERAL CONDITIONS.

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1.- SETTING OUT THE WORKS:

The contractor shall set out the works in accordance with drawings. All lines to be accurately worked in white chalk or otherwise to be satisfaction of the Architect, and during the progress of the work shall amend at his own cost any errors arising from the inaccurate setting out, unless the Architect shall decide to the contrary.

2.- FACILITIES:

The contractor is to afford all facilities to other tradesman and provide where necessary all attendance including scaffolding, water, lighting & power.

3.- SHEDS & WORKSHOPS:

The contractor shall provide all necessary sheds and workshops for the use of the workmen and storage of materials and maintain the same and keep in order to the satisfaction of the Architect and remove them on Completion of the works.

4.- CLEANING ON COMPLETION:

All roofs walls, floors, and pavingses, etc. to be scrubbed; all glass to be cleared out and the premises left clean, perfect, watertight and fit for habitation on completion.

EXCAVATION

1.- Added or Omitted Excavation:

- (a) Should the bearings at levels indicated be found by the Architect to insufficient, he may order the excavation carried to proper bearings. Such work shall be classed as additional work and the cost thereof shall be determined by the unit price given in the schedule of prices.
- (b) Should proper bearings be found at a less depth than indicated, the Architect may order the omission of excavation. The Contractor shall allow a credit for work omitted on the unit price in the Contract.

CONCRETOR

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1.- Cement.

All cement are produced by [REDACTED] Not allowed to be used on the works that the cement had damaged or lumpy.

2.- Sand.

All sand used to be good, clean, sharp and to be free from clay, organic matter and other impurities.

3.- Aggregate.

For R. C. roof slabs and beams is to be from a hard pebble crushed by machine, to sizes from 1/4" upwards to the maximum sizes of 3/4"

For R. C. footing and footing beam is to be used from small pebble, to sizes from 1/4" upwards to the maximum sizes of 1"

All of crushed stone or pebble shall be clean without any slate, shale or limestone.

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4.- Forms and Centering.

All forms and centering constructed of Luan or the other approved by the Architect, and shall be free from large and unsound knots, shakes and other defects which affect its value for the position in which it is to be used. Sound straight [REDACTED] poles may only be used for struts and supports.

All forms shall be substantial and unyielding and shall have a smooth surface in contact with the concrete and shall be free from adhering material or other defect which shall mar the surface.

All falsework and centering are to be neatly and accurately put together of uniform section through out with close water tight joints; are to be of sufficient scanting and so braced and tied as to be sufficiently rigid to carry the weight of concrete, men, plant and other loads which may be brought on to them during the progress of creating without a deflection of more than 1/4"

5.- Removal of Centering:

All centering shall be removed with greatest care, beam-sides, and soffits of slabs may be removed in sections after 12 days, soffits of cantilever slabs are to be removed 20 days after concreting.

6.- Steel:

The contractor supply all [REDACTED] steel bars are to be free from dirt, oil, paint, loose rust or scale. The bending must be completed before the steel is fixed in position. The steel is to be fixed in position exactly where shown on the drawings and the bars must securely wired together with S.W.G. #18 wire wherever necessary to prevent any displacement during concreting.

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7.- Proportion & Mixing:

Reinforced Concrete to be in accordance with detail drawings supplied by the Architect & Engineers.

Concrete A Composed as follows shall be used for the concrete

Roof Slabs, Beams, Columns.

Crushed pebble to pass 3/4" mesh - - - - - 4 cu. ft.

Sand - - - - - 2 cu. ft.

Cement - - - - - 1 cu. ft.

(approx. 1: 2: 4 mixture)

Concrete B Composed as follows shall be used for the concrete

Footing, & Footing Beams.

Pebble to pass 1" mesh - - - - - 4 cu. ft.

Sand - - - - - 2 cu. ft.

Cement - - - - - 1 cu. ft.

Concrete "C"

Composed as follows, shall be used for plain concrete to

Ground Floor, Wall Footings and Drift Ways, etc.

Pebble to pass $1\frac{1}{2}$ " mesh, sand and cement in proportion of 1: 3: 6

8.- Protection.

Immediately after the final finishing operations the surface of the concrete slab shall be covered with wet canvas or empty sacks. This covering shall be kept moist by spraying with water in such a manner that the surface of the concrete will not be damaged. The slab shall be kept moist until the concrete has taken its final set.

BRICKLAYER

1.- Bricks.

The bricks to be used on the job to be 1st. quality over-burnt bricks, the size not less than 2" x 4" x 9". Under-burnt bricks or bricks containing large fissures will not be allowed to be used.

2.- Brickwork:

All common brickwork is to be carried out in British bond, and joints thoroughly flushed up with cement mortar.

3.- Wetting Bricks.

All bricks are to be well wetted before being laid. The tops of the walls where left off to be well wetted before recommencing them as often as the Architects may deem necessary.

4.- Mortar for Brickwork:

All brickwork is to be built in mortar composed of:

- 1 part cement.
- 3 parts sand.

5.- Dampproof Course:

To all brick walls, a 2 ply asphalt damp proof course is to be laid at levels 6" from grade line.

6.- Hollow Blocks.

All hollow block to be used on the job is composed of:

- 1 part cement
- 3 parts sand
- 6 parts tinner

PLASTERER

1.- Internal Plaster:

All walls, partitions and ceilings to be plastered unless specified otherwise, and to have cornices all to detail drawings. Before plastering all brick and concrete wall surfaces will be sprayed with 2 coats as follows:

- 1st. coat $1\frac{1}{2}$ " thick formed of
 - 1 part cement
 - 3 parts sand

This to be scratched, and after 24 hours the 2nd coat will be followed.

2nd coat is to be composed of 1 part cement
2 parts sand

Final coat - - - - - Fine line putty.

2.- External Walls:

The external walls are to be faced with cement plaster as follows:

1st. coat 1/2" thick composed of 1 part cement
3 parts sand
2nd. coat - - - - - 1 part cement
2 parts sand

CARPENTER & JOINER

1.- Timber:

All timber to be used of [REDACTED] except the wooden windows to be used of 1st. quality of [REDACTED] all timbers must perfectly dry, thoroughly well-seasoned; free from sap, shakes, loose and deadknots, or other defects.

2.- Door Frames:

All the frames to be used for doors with 3" x 6" and for windows with 2 1/2" x 6" all frames are to be secured to brickwork with W.I. hold fasts to be built into the walls in cement mortar.

3.- Joints:

All joints shall be of the type specified or as is most appropriate in the circumstances. Loose joints shall be allowed wherever expansion or contraction is possible and so arranged that movement can take place without impairing the strength stability or appearance of the finished construction.

4.- Architecves:

To be in [REDACTED] according to doors and windows 3/4" x 1 1/4" wrought and moulded to detail mitred at head and stoping on skirting block 4" from floor.

5.- Wooden Floor:

All the wooden floor to be used of 1" x 3" [REDACTED] board t. STATINTL

PAVIER & TELER

1.- Cement Finish Floors:

As shown on plans, to be composed of 1 part cement, 2 parts sand, 3/4" thick, and 6" high covered skirting except where otherwise specified in the drawings.

2.- Terrazzo Floor:

- A: Materials:- (a) common cement
(b) Division Strips: Strips for dividing terrazzo shall be #18 gauge of brass.

- (c) Sand: Sand shall be sharp, clean free from all detrious material.
- (d) Marble Granules: Kind and size of marble and color of, shall be in accord with samples to be submitted and approved by the Architect.

B: Workmanship:-

- (a) Clean concreted floor of all plaster, dirt, and wet thoroughly lay mixture of one part cement and three parts sand and bring same to a level 5/8" below finish floor level.
- (b) Install divider strips into the under bed while same is still semi-plastic.
- (c) Surfacing: Machine rub floors with coarse coarse grit stone when they have set hard. Next apply on the surface a light grouting of pure cement, this grout to remain until final cleaning.
- (d) Base: 4" cement concrete base composed of:
 - 1 part cement
 - 3 parts sand
 - 6 parts pebble

HARDWARE

1.- Hinges:

All hinges to be in brass. Entrance door to have three (3) hinges, other doors two hinges.

2.- Locks:

All doors to have a brass lock complete with handles.

3.- Roller:

All slide windows to be setting with a rolling ball.

GLAZIER

1.- Glass:

All glass to be used for windows, 24 oz. with rolled glass. The 1/4" plate glass to used to entrance door.

2.- Putty:

Best lined oil putty is to be used.

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PAINTER

1.- Generally:

All paint to be first quality [REDACTED] Samples and colours to be used will be made and the Architect's approval obtained from same, before proceeding with the work.

2.- Ironwork:

Unless otherwise specified all ironwork including all pipes, fitting, C.I. down pipes, and grillers, etc. is to be thoroughly, cleaned and free from all rust and painted one coat red lead before fixing.

3.- Woodwork:

All woodwork shall be sand-papered waxed and polished or stained and varnished to required colour. Inside windows and doors shall be painted 2 coats of stain and varnish. All wooden floor shall be finished with 4 coats of stain and polished, as follows:

- | | |
|---------|--------------------------------------|
| 1 coat | stain, colour selected by Architect. |
| 2 coats | gloss polish, light sand-papered. |
| 3 coats | gloss polish, light sand-papered. |
| 4 coats | gloss polish, and waxed. |

4.- Wall & Ceiling:

All interior walls and ceilings are to be twice lime washed.

5.- Cleaning on Completion:

All floor to be washed. All marks on paint to be sponged off, whole of the buildings left clean, perfect and watertight on completion to the satisfaction of the Architect.

DRAINLAYER

1.- Drains:

The drainage work is to be carried out by the contractor, all drains tube laid to the proper lines and levels.

Drains are to be constructed of brick in cement mortar, and they are to be laid on a bed of 1: 3: 6 cement concrete.

2.- Rainwater Pipes:

Rainwater pipes are to be of 2½" x 3" G. I. pipes.